

HOUSE BILL 326

By Sargent

AN ACT to amend Tennessee Code Annotated, Section 13-4-304, relative to plat approval by municipal planning commissions.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 13-4-304, is amended by deleting subsection (a) in its entirety and by substituting instead the following:

(a) The commission shall approve or disapprove a plat at the commission's next regular meeting that is at least thirty (30) days after a complete application for approval of the plat has been submitted; otherwise, the plat shall be deemed approved and a certificate to that effect shall be issued by the commission on demand. When an application is not complete, the thirty-day time period does not begin to run, but begins only when the application is completed. Notwithstanding the foregoing, for plats involving ten (10) or more acres of land or fifty thousand (50,000) or more square feet of building space for nonresidential, multi-family residential, or mixed use development, the commission may extend the period for approval or disapproval of the plat by up to sixty (60) additional days. Furthermore, the applicant for the commission's approval may waive any time requirement set or authorized in this subsection (a) and consent to an extension or extensions of the applicable time period.

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring it.